

**Proposed Amendment to the Antelope Valley Redevelopment Plan for the 18th & P
Multifamily Redevelopment Project**

18th & P Multifamily Redevelopment Project

Revitalization Project and Site Description

The 18th & P Multifamily Redevelopment Project (the "Project") includes the redevelopment of a portion of three (3) underutilized blocks with existing surface parking lots and deteriorating structures into three residential buildings and a multi-story parking garage facility. The Project area, located on the blocks bounded by 17th, Antelope Valley Parkway, O, and Q Streets in Downtown Lincoln. The Project area includes the following real property: Lot 1, Hancock Addition; Lots A-D, Mickey's Sub; Lots 1-2, and Lots 11-12 Block 11; Lots 8-11, Block 12; and Lots 2-16, Block 29, Kinney's O St Add, and adjacent rights-of-way to the blocks, including the proposed vacated rights-of-way, as shown on the project area exhibit.

The goal of this Project is to help revitalize Downtown and the East Downtown/Antelope Valley areas with the addition of approximately 631 bedrooms contained in approximately 182 residential units, and the addition of a multi-story parking garage for use by the residents living on or near the block, adjacent commercial tenants, and other downtown parking. The Project will remove blighted and substandard conditions and improve the connectivity between traditional Downtown Lincoln and East Downtown by providing residential, retail, and parking improvements.

The Project is consistent with the goals of the Downtown Master Plan and Antelope Valley Redevelopment Plan and is intended to support private sector residential development in this redevelopment area and help foster a livable downtown environment. The Project represents significant investment in the Antelope Valley Redevelopment Area.

Publicly funded redevelopment activities may include the construction of project related public improvements and enhancements and related streetscape amenities. These improvements correspond to several of the Downtown Redevelopment Goals/Principles identified in the plans. The redevelopment project addresses these goals by accomplishing the following:

- utilizing an underdeveloped lot in a key location;
- promoting an additional choice for housing within walking distance of places to work, learn, worship, and recreate;
- diminishing the prominence of the parking structure through thoughtful urban design;
- improving accessibility through multiple modes of transportation;
- providing compact development, using land resources wisely;
- integrating environmental sustainability into the project; and,
- enhancing the area's walkable, street-level orientation.

Statutory Elements

Accomplishing the 18th & P Multifamily Redevelopment Project is expected to involve the assembly of private property by the Redeveloper. The Project may involve acquisition, sales, or reconveyances as provided by law and as consistent with the plan.

The current and future land use exhibits identify the changes in the proposed land uses in the project area. Land coverage and building density will be altered with the demolition of the existing buildings and parking lots. Any demolition or disposition of property will follow policy outlined in the plan.

The existing street system within the Project is not anticipated change as a result of this Project. The Project may request the vacation of a portion of the east-west alley located in one block southwest of 18th & "Q" streets. Any changes to the existing right-of-way, including on-street parking, lanes, ingress and egress, etc. within the project area will be reviewed by the Public Works Department. When necessary, utility and public access easements will be retained. Pedestrian streetscape elements will also be enhanced within the project area.

There are several vacant, dilapidated residential units within the proposed project boundaries today. There are also several commercial buildings within the proposed project boundaries today. The resulting land use of the redevelopment will be primarily residential and parking.

In addition to the parking garage that will be constructed as part of the Project, various on- and off-street street parking configurations and off-street are located in the adjacent area.

The Project area is within the Downtown B-4 business zoning district that allows for a wide range of uses including the developments that are being proposed. No rezoning would be required. The project will need to meet or exceed Downtown Design Standards.

Proposed Costs and Financing

The estimated total cost to implement this mixed-use redevelopment project is approximately \$45 million, including approximately \$7 million in public improvements and enhancements. The source of funds for a portion of the public improvements and enhancements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private development within the project area.

Public investment may assist in acquisition, demolition, and site preparation; design and construction of utility improvements; design and construction of streetscape and right-of-way improvements; façade enhancements; energy efficiency enhancements; and, other public improvements and enhancements allowed under the law.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

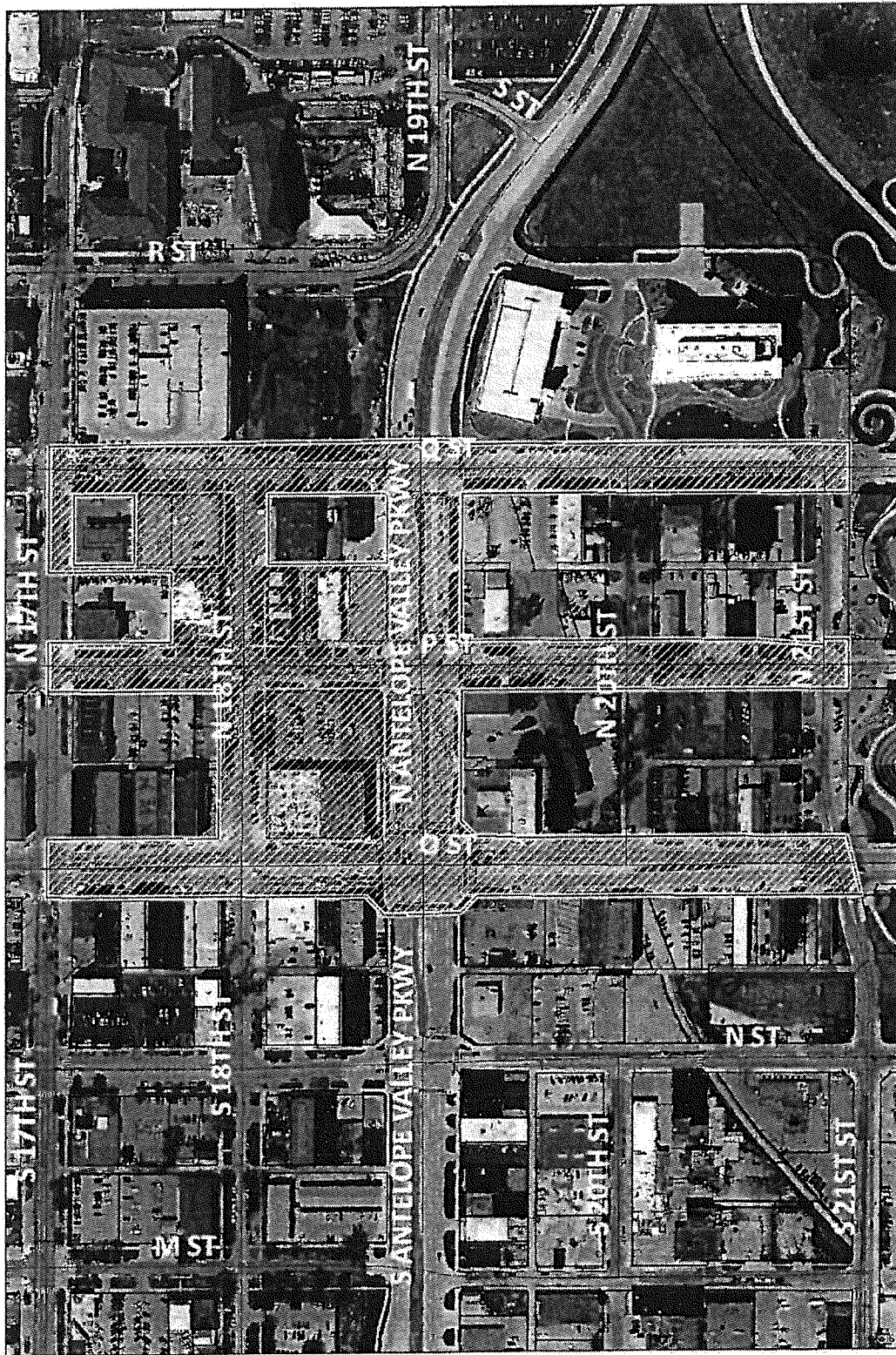


Exhibit 74P: 18th & P Multifamily Housing: Redevelopment Project Area

18th & P Multifamily Housing Area





LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov
March 7, 2014

ATTACHMENT "B"



TO: Neighborhood Associations/Organizations
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 14002: Proposed amendment to the Antelope Valley Redevelopment Plan: "18th & P Multifamily Redevelopment Project"**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 14002**, requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Antelope Valley Redevelopment Plan to add the **"18th & P Multifamily Redevelopment Project"** consisting of three residential buildings and a multi-story parking garage facility with the potential for retail or other active commercial uses, on property generally located on the blocks bounded by 17th Street, Antelope Valley Parkway, O Street and Q Street in Downtown Lincoln. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south, Lincoln, Lancaster County, Nebraska. A map and description of the "18th & P Multifamily Redevelopment Project" are attached, for your information. Additional information may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC14002. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, March 19, 2014**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov, or the project planner in the Planning Department, Paul Barnes, at 402-441-6372 or pbarnes@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, March 13, 2014, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

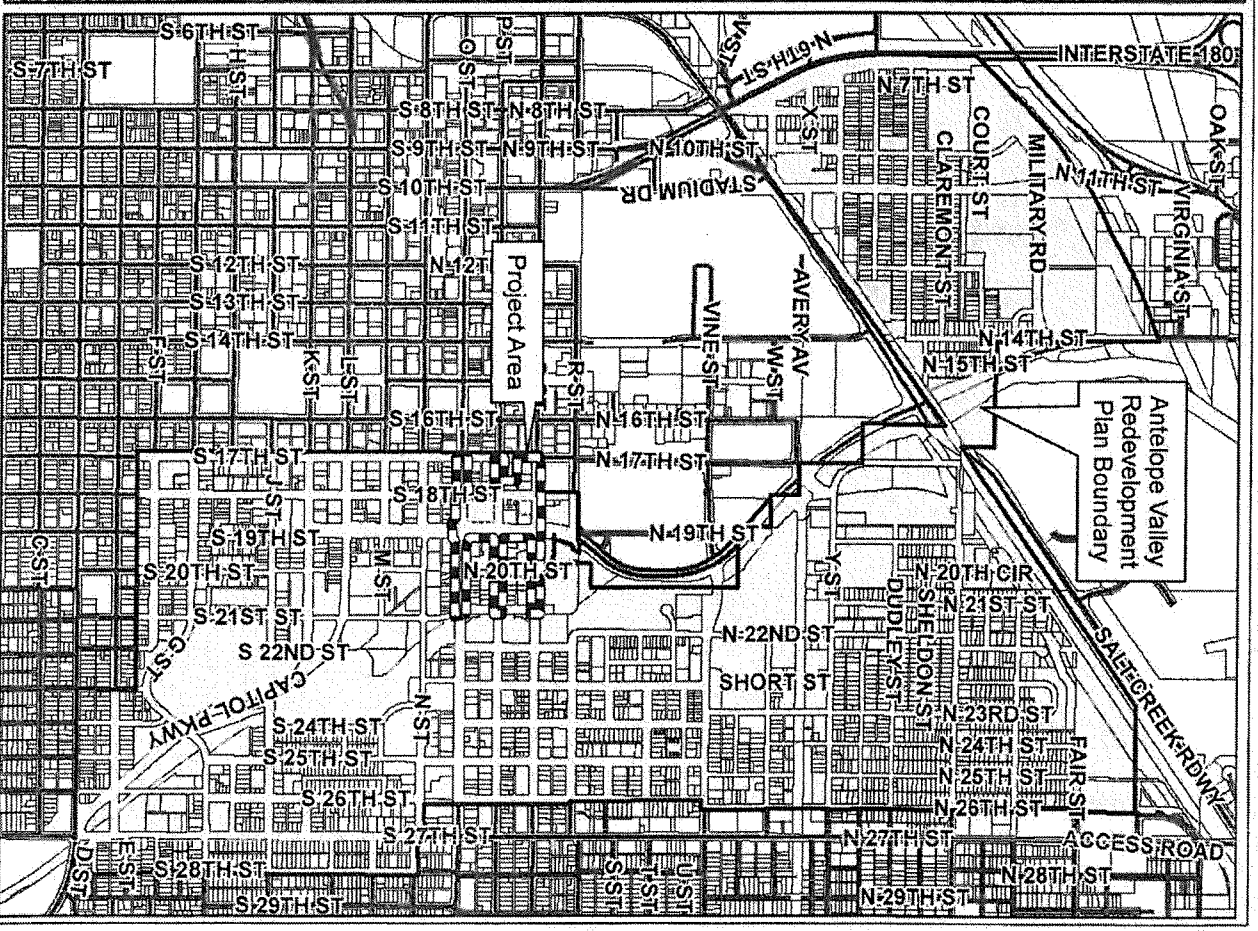
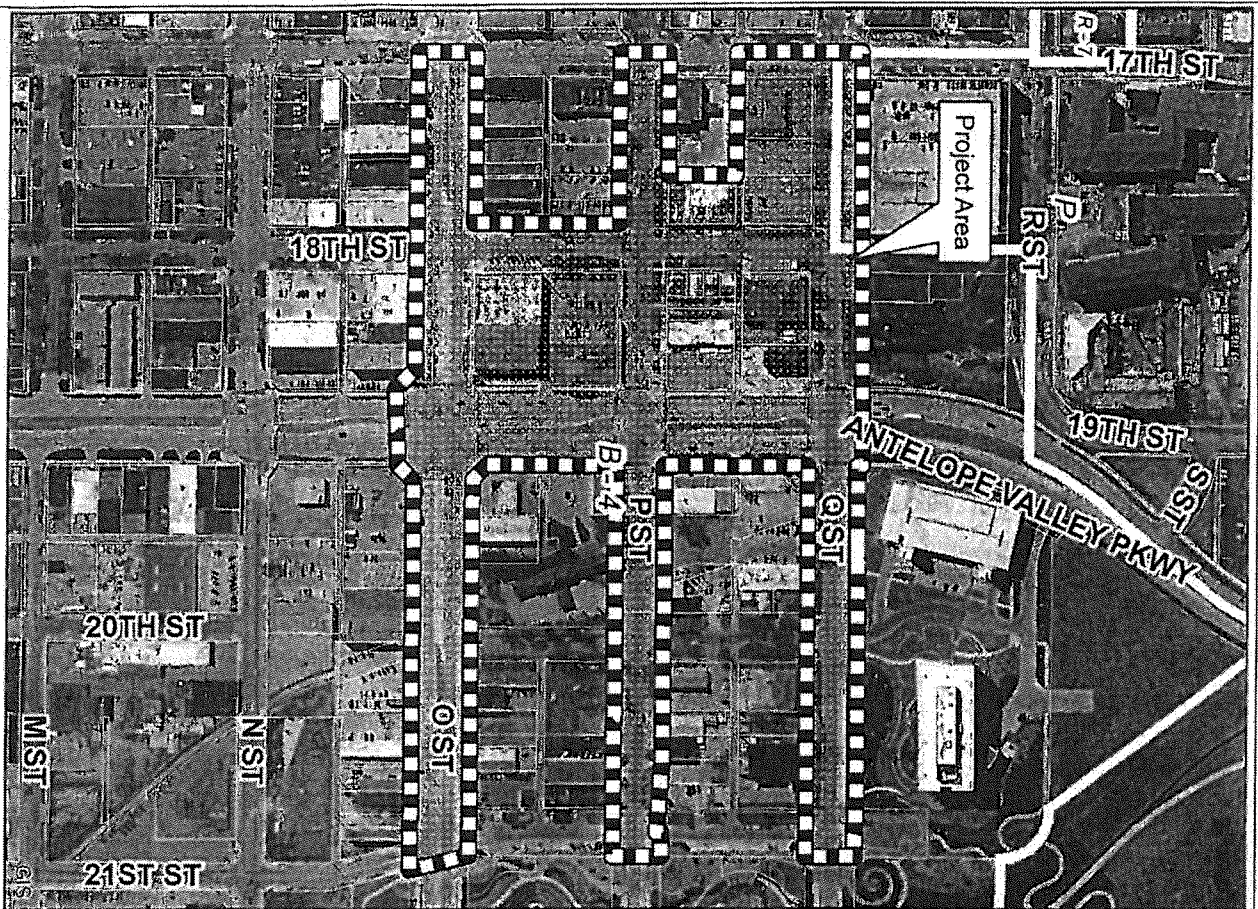
cc: David Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

Norm Agena, County Assessor
Thomas Huston, Attorney at Law

q:\pc\notif2014\CPC14002 pcltr

ACCOMMODATION NOTICE: *The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.*





Comprehensive Plan Conformance #14002

Antelope Valley Redevelopment Plan
 18th & P Redevelopment Project
 N Antelope Valley Pkwy & O St

ATTACHMENT "C"

Tracy Corr
40th & A Neighborhood Association
1001 S. 37 St.
Lincoln, NE 68510

Kelly Stahly
40th & A Neighborhood Association
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Lincoln, NE 68510

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Antelope Park Neighborhood
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Lincoln, NE 68502

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Antelope Park Neighborhood
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Roy Maurer
East Campus Community
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Cindy Stuefer-Powell
East Campus Community
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Lincoln, NE 68503

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Everett Neighborhood Association
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Lincoln, NE 68503

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Everett Neighborhood Association
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Matt Schaefer
Everett Neighborhood Association
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Lincoln, NE 68502

Jeff Tangeman
Everett Neighborhood Association
1144 Peach Street
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Everett Neighborhood Association
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Hartley Neighborhood Association
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Lincoln, NE 68503

Michael Cornelius
Hartley Neighborhood Association
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Tim Francis
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Irvingdale Neighborhood Association
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Lincoln, NE 68521

Carol Brown
Landon's Neighborhood Association
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Rob Hackwith
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Lincoln, NE 68503

Ed Patterson
Malone Neighborhood Association
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Lincoln, NE 68508

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Salt Creek Area Neighborhood
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Winthrop Rd
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Lori Houle
South Salt Creek Community
Organization
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Lincoln, NE 68508

Steve Larrick
South Salt Creek Community
Organization
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P.C. Meza
South Salt Creek Community
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The Wayside Association, Inc.
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Lincoln, NE 68502

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Vicky Dunn
University Place Community
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Lincoln, NE 68507

Coleen Seng
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Richard Patterson
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Lincoln, NE 68510

Jayne Sebby
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Lincoln, NE 68510

Randy Smith
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Lincoln, NE 68510

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Larry Hudkins, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

Educational Service Unit #18
c/o David Myers
P.O. Box 82889
Lincoln, NE 68501

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
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President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

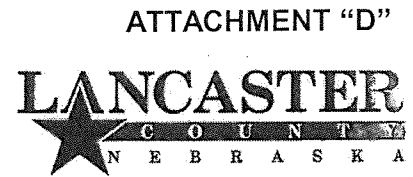
Norm Agena
County Assessor

Tom Huston
Attorney at Law
233 S. 13th Street, Suite 1900
Lincoln, NE 68508

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LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



ATTACHMENT "D"

October 31, 2014

TO: Neighborhood Associations/Organizations (within one-mile radius)
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Antelope Valley Redevelopment Plan**
(18th & P Multifamily Redevelopment Project - Aspen Heights)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting the above-referenced proposed amendment to the **Antelope Valley Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, November 17, 2014, at 3:00 p.m.** in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment adds the "18th & P Multifamily Redevelopment Project - Aspen Heights" consisting of three residential buildings and a multi-story parking garage facility with the potential for other uses, on property generally located on the blocks bounded by 17th Street, Antelope Valley Parkway, O Street and Q Street in Downtown Lincoln. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south, Lincoln, Lancaster County, Nebraska. A map and revised description of the proposed amendment are attached hereto for your information.

On March 19, 2014, the Lincoln-Lancaster County Planning Commission voted 8-0 to find the proposed amendment to the **Antelope Valley Redevelopment Plan** to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 14002**).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (402-441-7866 or hsalem@lincoln.ne.gov), or the project planner in the Planning Department, Paul Barnes (402-441-6372 or pbarnes@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on Monday, November 3, 2014, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, October 30, 2014. In the meantime, all information which has been submitted on this application may be found at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC14002), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

Sincerely,

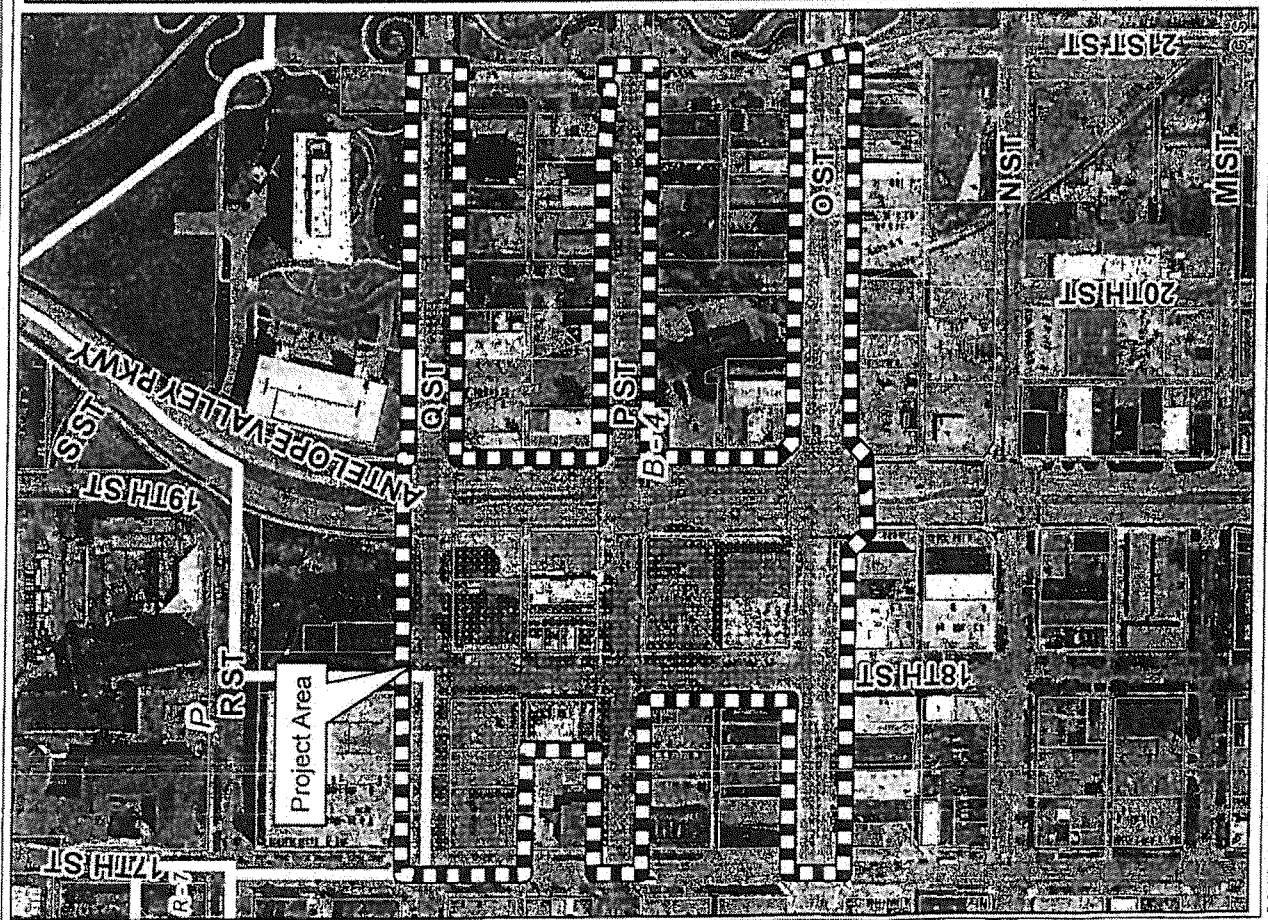
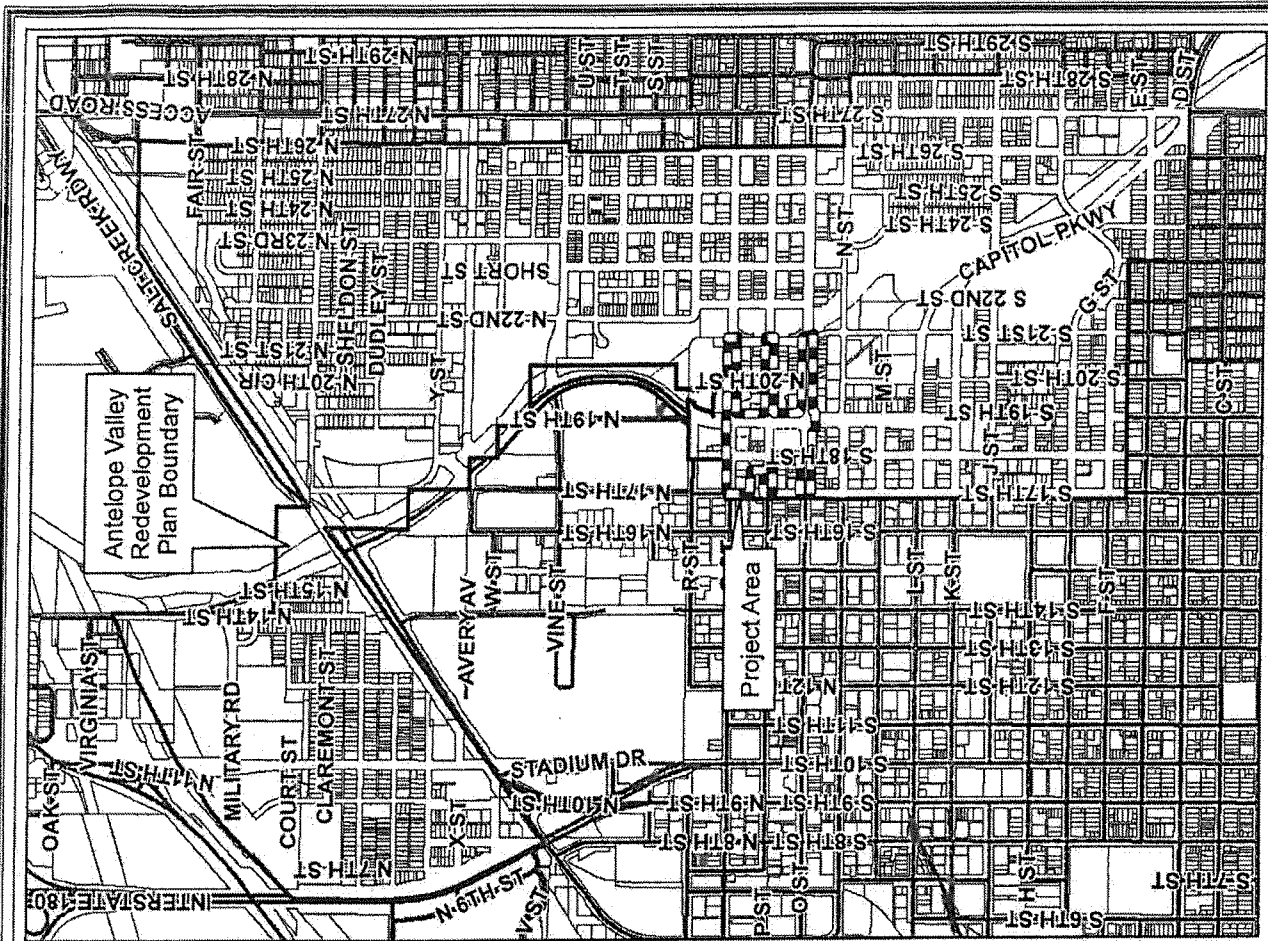
Jean Freister
Administrative Officer

cc: Dave Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Tom Huston, Cline Williams Law Firm

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2013 aerial



Comprehensive Plan Conformance #14002 Antelope Valley Redevelopment Plan 18th & P Redevelopment Project N Antelope Valley Pkwy & O St

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, October 31, 2014 AND FRIDAY, November 7, 2014:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, November 17, 2014**, at 3:00 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7866) or the Planning Department (402-441-7491):

A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Antelope Valley Redevelopment Plan to add the "18th & P Multifamily Redevelopment Project – Aspen Heights" consisting of three residential buildings and a multi-story parking garage facility with the potential for other uses, on property generally located on the blocks bounded by 17th Street, Antelope Valley Parkway, O Street and Q Street in Downtown Lincoln. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk